McLaughlin
MANAGEMENT SERVICES

COMMERCIAL SPACE FOR LEASE

5300 SNYDER LANE

SUITE F | ROHNERT PARK, CALIFORNIA 94928



MULTI-TENANT MEDICAL OFFICE • APPROX. 1,500 SF AVAILABLE

$2.25 / SF / MONTH | MODIFIED GROSS | $3,375 MONTHLY BASE RENT

Presented by McLaughlin Management Services • Adam McLaughlin • (415) 302-7732

CA DRE #02283226

01 / AT A GLANCE

The Leasing Opportunity

Medical Office Space for Lease | 5300 Snyder Lane, Rohnert Park

AVAILABLE SPACE	Suite F | Approximately 1,500 SF
BUILDING SIZE	Approximately 8,352 SF
AVAILABILITY	Available now
CONDITION	Shell condition, ready for buildout
ASKING BASE RENT	$2.25 per SF per month
MONTHLY BASE RENT	$3,375
LEASE STRUCTURE	Modified gross, Tenant pays CAMs (estimated at .26c /sf)
PARKING	38 shared spaces
ZONING	CO – Commercial Office
ASSESSOR PARCEL	159-460-028

Located in the heart of Rohnert Park, 5300 Snyder Lane offers an excellent opportunity for medical and wellness professionals in an established medical office building. Home to Sutter Health, Stanford Medicine Clinic and two dental specialists.

The property features a beautiful, sun-filled courtyard, attractive landscaping, and ample on-site parking. Suite F offers approximately 1,500 SF, with a private patio, dedicated storage, and flexible space ready for a customized buildout.

Ideal for an allergy clinic, orthodontist, men's or women's wellness clinic, naturopathic practice, or other specialty healthcare provider. Conveniently located near Rohnert Park Expressway and Sonoma State University.

02 / THE PROPERTY

Building & Grounds





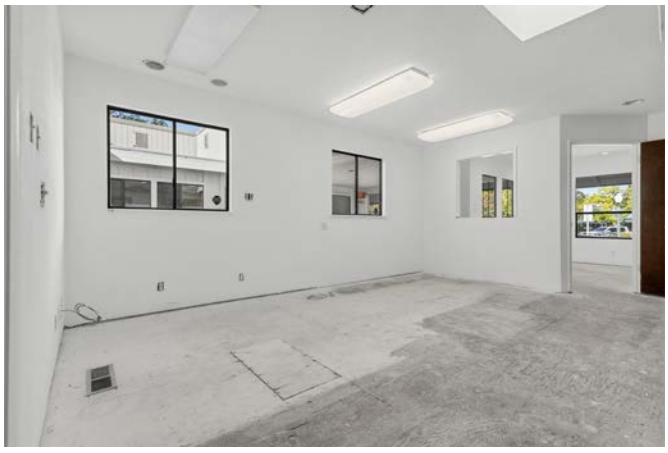


03 / SUITE PHOTOGRAPHY

Inside Suite F







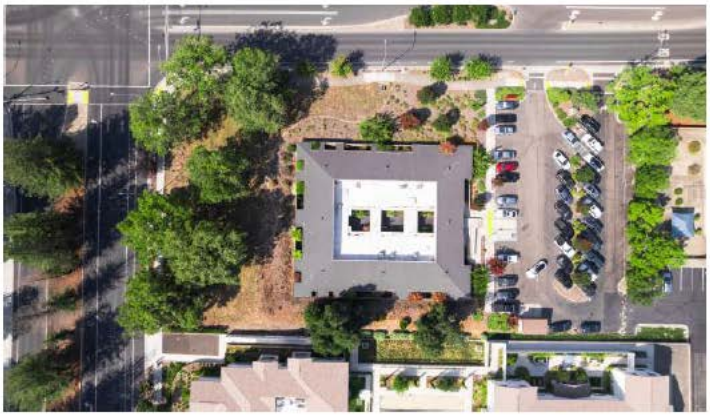

Photos show existing conditions. Please contact agent for more photographs & Videos.

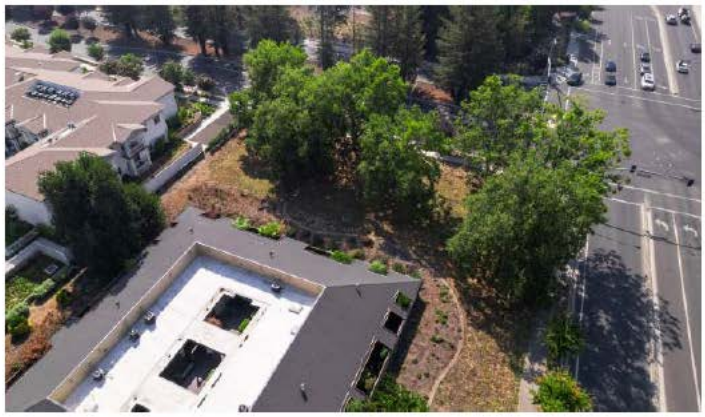
04 / THE PROPERTY

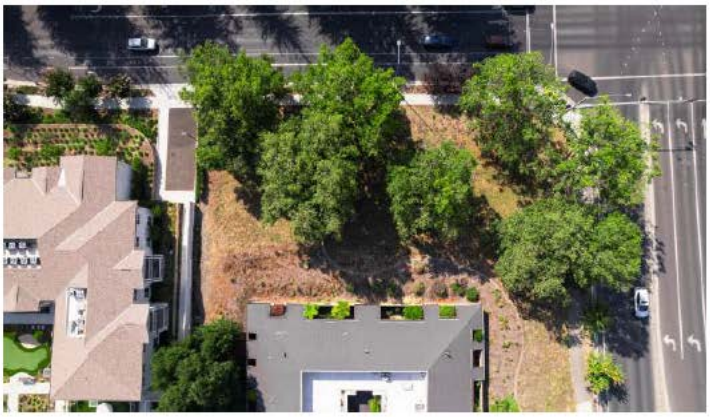
Aerial Photos





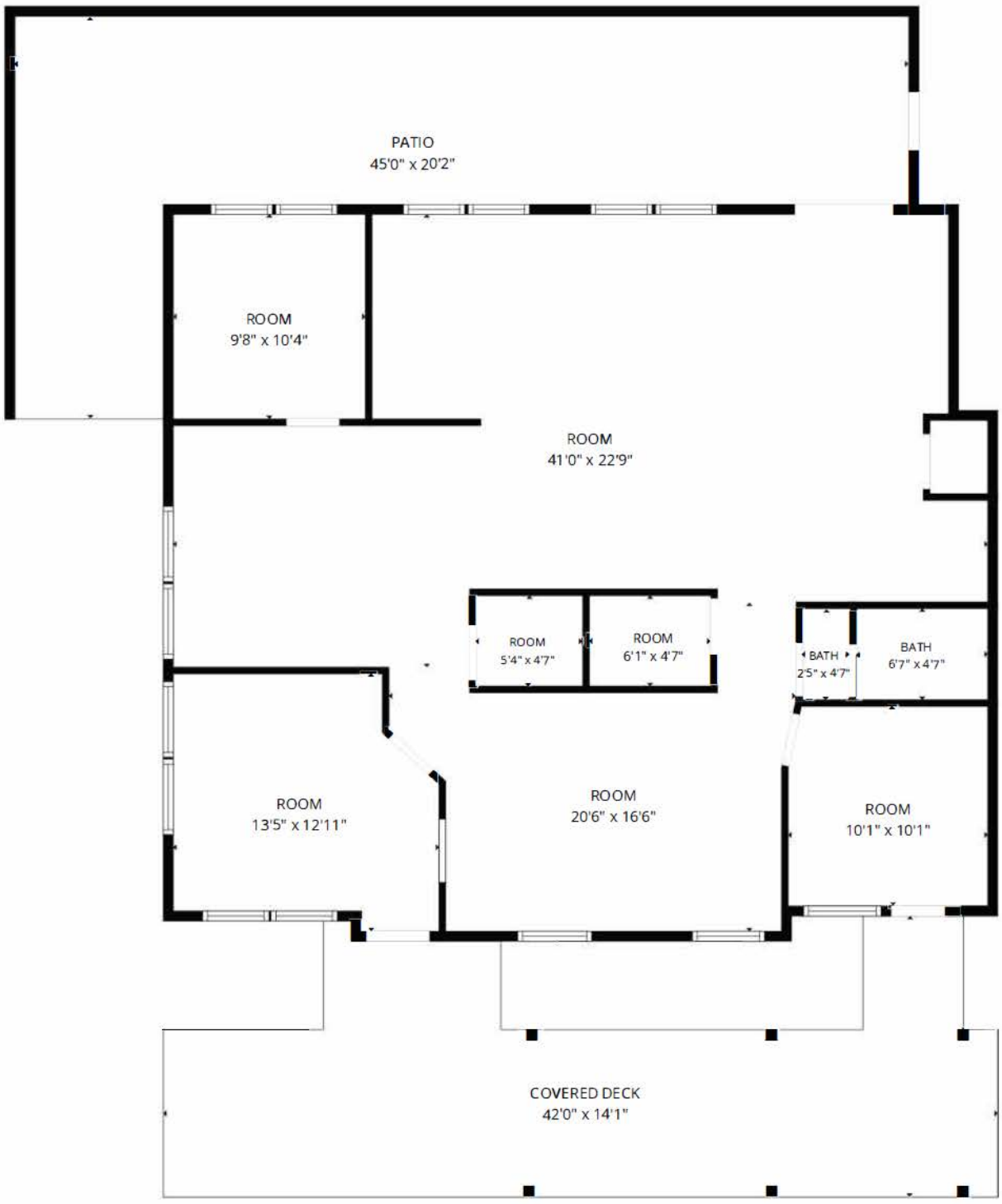






05 / SPACE PLANNING

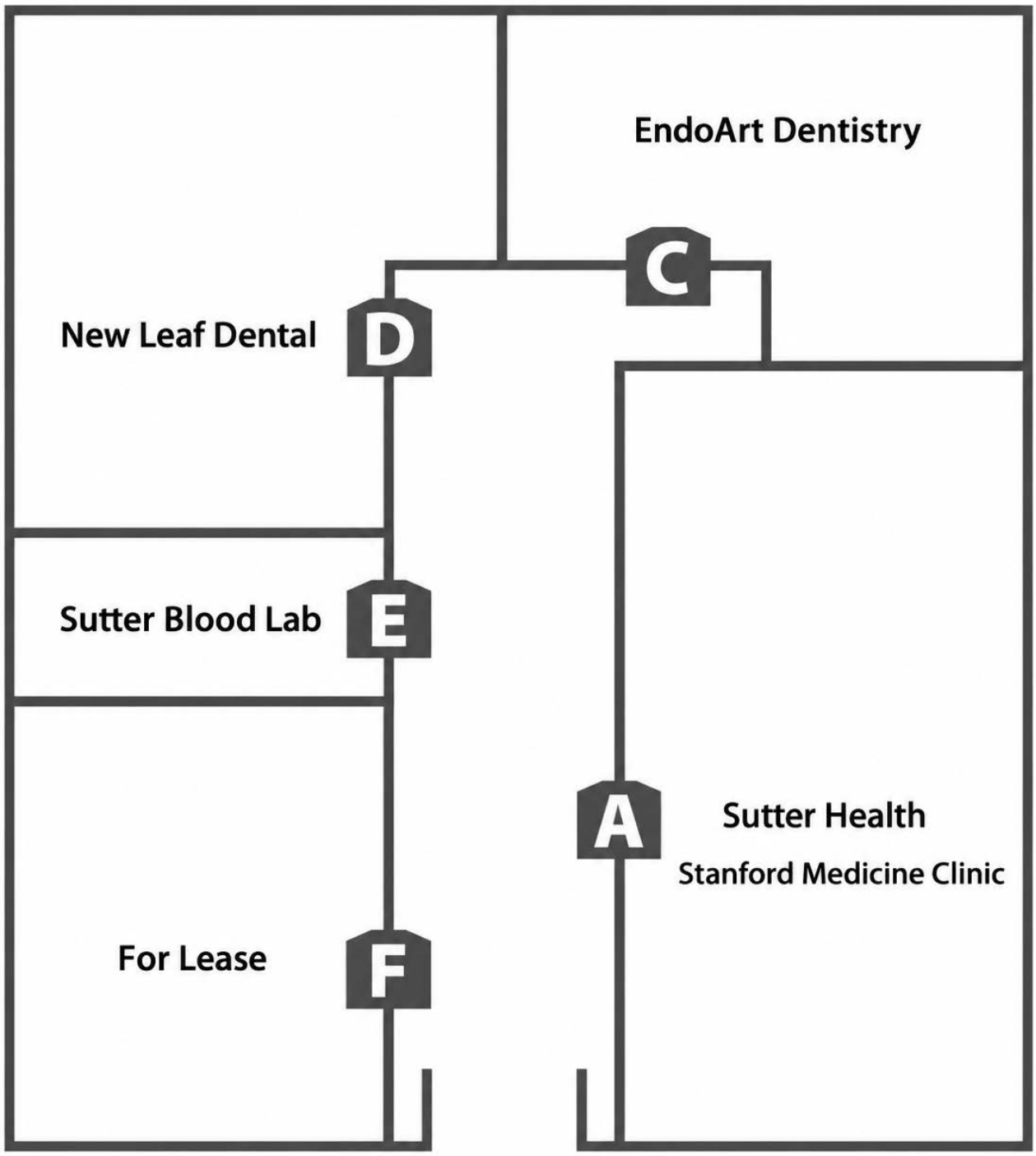
Suite F Floor Plan



Information is believed reliable but is not guaranteed. Prospective tenants should independently verify areas, permitted uses, expenses and suitability. Availability and terms are subject to change. Any lease is subject to a mutually executed agreement.

06 / SITE PLAN

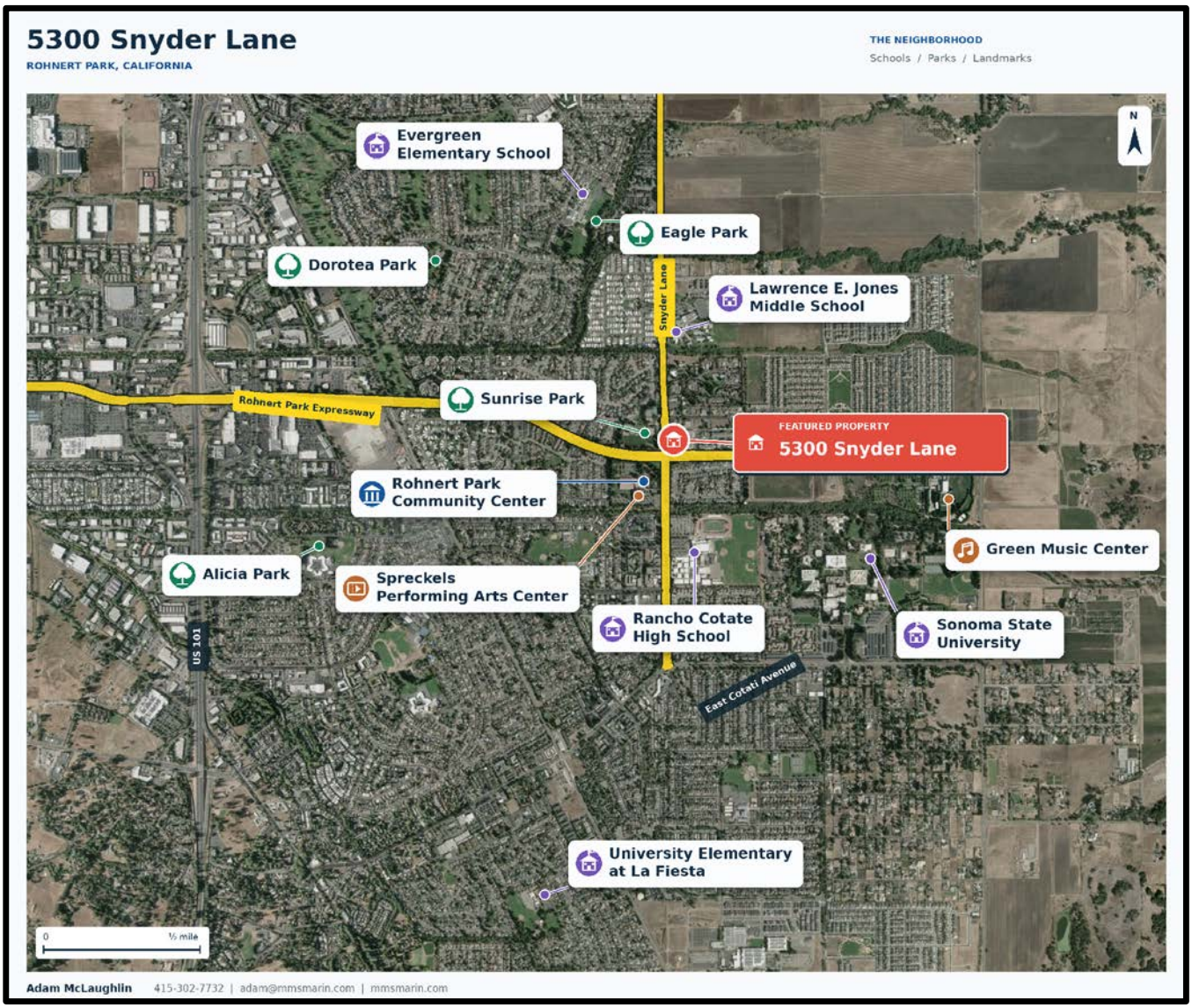
Building Layout



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07 / NEIGHBORHOOD

Location & Area Amenities



Rohnert Park

Located in the heart of Sonoma County, Rohnert Park is a thriving community with approximately 44,800 residents and a median household income of $99,273. Home to a diverse mix of families, professionals, and students attending nearby Sonoma State University, the city offers a strong local consumer base. Its central location, convenient access to Highway 101, and proximity to surrounding Sonoma County communities make Rohnert Park an attractive destination for businesses and professional services.

08 / CONTACT

Schedule a Property Tour

5300 SNYDER LANE | SUITE F

For leasing inquiries, additional information, or to arrange a showing:

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INFORMATION & DISCLAIMER

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